



83A Bosworth Road, Barlestone, CV13 0JE

£625,000



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RH Homes And Property offer this quintessential example of a unique and contemporary 21st century styled three storey detached home with exceptional living space. With 34' open plan Living Kitchen & Family Area with vaulted ceiling throughout and floor to ceiling glass and bi-fold doors to the rear overlooking the gardens and fields beyond. Its edge of village location also offers views to the front firstly across the villages Bowling Green and beyond, the first and second floor Bedrooms each have Juliette Balconies with glass balustrades to optimise the outlook, whilst the further ground floor Bedroom opens onto a Secluded Courtyard and Patio. The Gables offers four double bedrooms, Three Bathrooms, a 34' Reception Hall, Downstairs WC & Utility Room, The kitchen has built in appliances. The ground floor offers underfloor heating, whilst the middle and top floor Suite have central heating.

The accommodation provides exceptionally flexible living, the whole top floor could be classed as a Master Suite, the Ground Floor bedroom could effortlessly be transformed as a Home Office or Sitting Room and is equipped with its own Ensuite Shower Room. The property also benefits from UPVC triple glazed windows under floor heating, a double width driveway, and a really good sized rear garden, and a private, secluded courtyard backing onto the surrounding fields.

#### Council Tax - F

The accommodation provides exceptionally flexible living, the whole top floor could be classed as a Master Suite, the Ground Floor bedroom could effortlessly be transformed as a Home Office or Sitting Room and is equipped with its own Ensuite Shower Room.

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**Reception Hall**  
34'1 x 5'2 at widest (10.39m x 1.57m at widest)

**Downstairs WC**  
5'0 x 3'11 (1.52m x 1.19m)

**Utility Room**  
9'9 x 7'7 at widest (2.97m x 2.31m at widest)

**Open Plan Breakfast Kitchen & Family/Living Room**  
34'6 x 15'4 (10.52m x 4.67m)



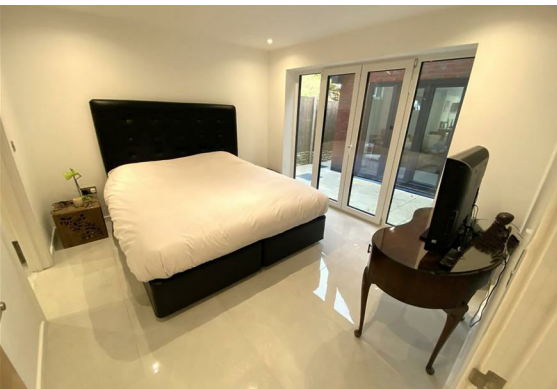
**Secluded Courtyard**

**Bedroom / Sitting Room / Home Office**  
11'8 x 10'5 (3.56m x 3.18m)

**Ensuite Shower Room**  
6'1 x 5'10 (1.85m x 1.78m)

**First Floor Landing**  
9'8 x 9'0 to rear of stairs (2.95m x 2.74m to rear of stairs)

**Bedroom**  
15'6 x 10'4 plus wardrobe (4.72m x 3.15m plus wardrobe)



**Bedroom**  
15'6 x 9'8 (4.72m x 2.95m)

**Shower Room**  
7'6 x 11'1 to door (2.29m x 3.38m to door)

**Second Floor / Master Suite**

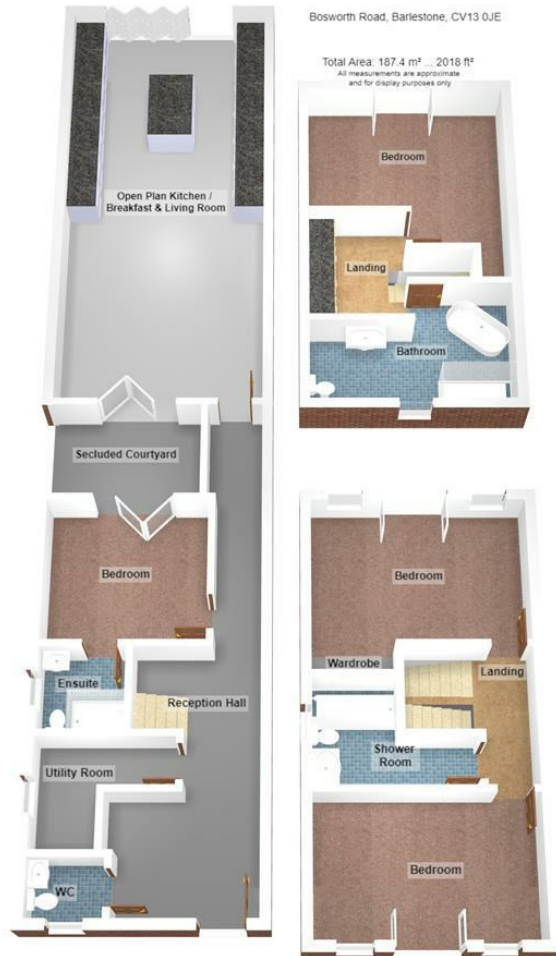
**Landing**  
8'10 x 7'6 overall (2.69m x 2.29m overall)

**Master Bedroom**  
15'6 x 13'9 + recess (4.72m x 4.19m + recess)

**Bathroom**  
14'4 x 9'8 overall (4.37m x 2.95m overall)



**Outside**



Leaving Hinckley along the A447 Northbounds, continue along through the village of Stapleton, on past the Bull In The Oak Market Bosworth crossroads, proceed on, and then turn right into Barlestone along Barton Road, take a right turn onto Bosworth Road, where the property is situated on the left hand side just before leaving the village, almost opposite the Bowling Green, easily identified by the RH Homes And Property for sale board. For SATNAV users the post code is CV13 0JE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	83	90
	EU Directive 2002/91/EC	

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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